

9 February 2017 Minutes

KAYSVILLE CITY PLANNING COMMISSION

February 9, 2017

Members Attending: Chairperson Matthew Anderson, Gary Bullock, Stroh DeCaire, Lorene Kamalu, Betty Parker, Joshua Sundloff, Thomas Wood

Staff Present: City Engineer Andy Thompson, Zoning Administrator Lyle Gibson, Secretary Annemarie Plaizier

Others Present: Jamie Lee, John Irvine, Tom Thackeray, Beauregard J. Bell, Elizabeth Carrier, David Carrier, Emily Carrier, Andrea Carrier

OPENING

The Planning Commission meeting was held on Thursday, February 9, 2016 at 7:00 p.m. in the Municipal Center.

Chairperson Matthew Anderson opened the meeting by welcoming those present. The minutes of the January 12, 2017 meeting were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the January 12, 2017 meeting. Lorene Kamalu seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, HAIR SALON AT 520 EAST 200 SOUTH – ELIZABETH CARRIER

Lyle Gibson explained that Elizabeth Carrier is a cosmetologist and would like to run a hair salon from her home at 520 East 200 South. Her customers would come by appointment only for cuts, colors and other related work.

Lorene Kamalu made a motion to grant a conditional use permit for a major home occupation “B”, hair salon at 520 East 200 South for Elizabeth Carrier. Gary Bullock seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B” CONTRACTOR AT 259 EAST SHEPARD LANE – BEAU BELL

Lyle Gibson explained that Mr. Bell lives at 259 East Shepard Lane and would like to run a contractor office from his home. He will use his home as an office to schedule bids, appointments, and to process paperwork. Any materials or equipment will not be stored on-site.

Matthew Anderson asked about Mr. Bell's work equipment.

Beau Bell responded that he rents most of his equipment so there will never be any equipment at his home.

Gary Bullock made a motion to grant a conditional use permit for a major home occupation "B", contractor at 259 East Shepard Lane for Beau Bell. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR RESIDENTIAL CHILD CARE AT 480 EAST LAURELWOOD DRIVE – KATHRYN IRVINE

Lyle Gibson explained that Kathryn Irvine lives at 480 East Laurelwood Drive and would like to provide child care services from her home. She plans to have groups of up to eight children at a time, although Kaysville City ordinance would allow Mrs. Irvine to have up to twelve. She is also allowed to have one non-resident employee in the home, but does not plan to do so. A room in her home has been designated for the use of the daycare. Mrs. Irvine has previously run an in-home daycare before moving to her current address in Kaysville.

Thomas Wood asked if there would be any signage on the property.

John Irvine responded that they had not planned to put up a sign, but will if the State requires them to have one as part of their licensure.

Stroh DeCaire made a motion to grant a conditional use permit for residential child care at 480 East Laurelwood Drive for Kathryn Irvine. Thomas Wood seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MODEL HOME AND DEVELOPMENT SIGNS AT 6 SOUTH WILDON COURT – BRIGHTON HOMES

Lyle Gibson explained that Brighton Homes has been selling lots in the Homestead at Hales Farm Subdivision for just about a year. The original model home, which was located on the northwest corner of Wildon Court and Flint Street, has been sold and Brighton Homes has set up a new model home at 6 South Wildon Court. Brighton Homes plans to use two 4' x 4' development signs, and two banner signs that measure at about ten feet in height. These signs meet the size and location requirements of the city regulations. However, Brighton Homes has also set up some flag signs on the property that are not permitted and will need to be removed. Staff is recommending that the conditional use permit be approved for a period of twelve months or until all lots are sold in the subdivision, whichever is shorter.

Gary Bullock made a motion to grant a conditional use permit for a model home and development signs at 6 South Wildon Court for Brighton Homes with the following conditions:

1. The flag signs currently on site be removed permanently.
2. The conditional use permit be approved for a period of one year or until such time as all lots are sold in the Homestead at Hales Farm Subdivision, whichever timeframe is shorter.

Stroh DeCaire seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, February 23, 2017 at 7:00 p.m.

ADJOURNMENT

Gary Bullock made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:15 p.m.